

**LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING  
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE  
DECLARATION**

The Los Angeles County Regional Planning Commission will conduct a public hearing to consider the project described below. You will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing.

**Hearing Date and Time:** Wednesday September 12, 2018 at 9:00 a.m.

**Hearing Location:** 320 West Temple St., Hall of Records, Rm. 150, Los Angeles, CA 90012

**Project & Permit(s):** Project No. 2017-006569-(2), CUP No. RPPL2016001724

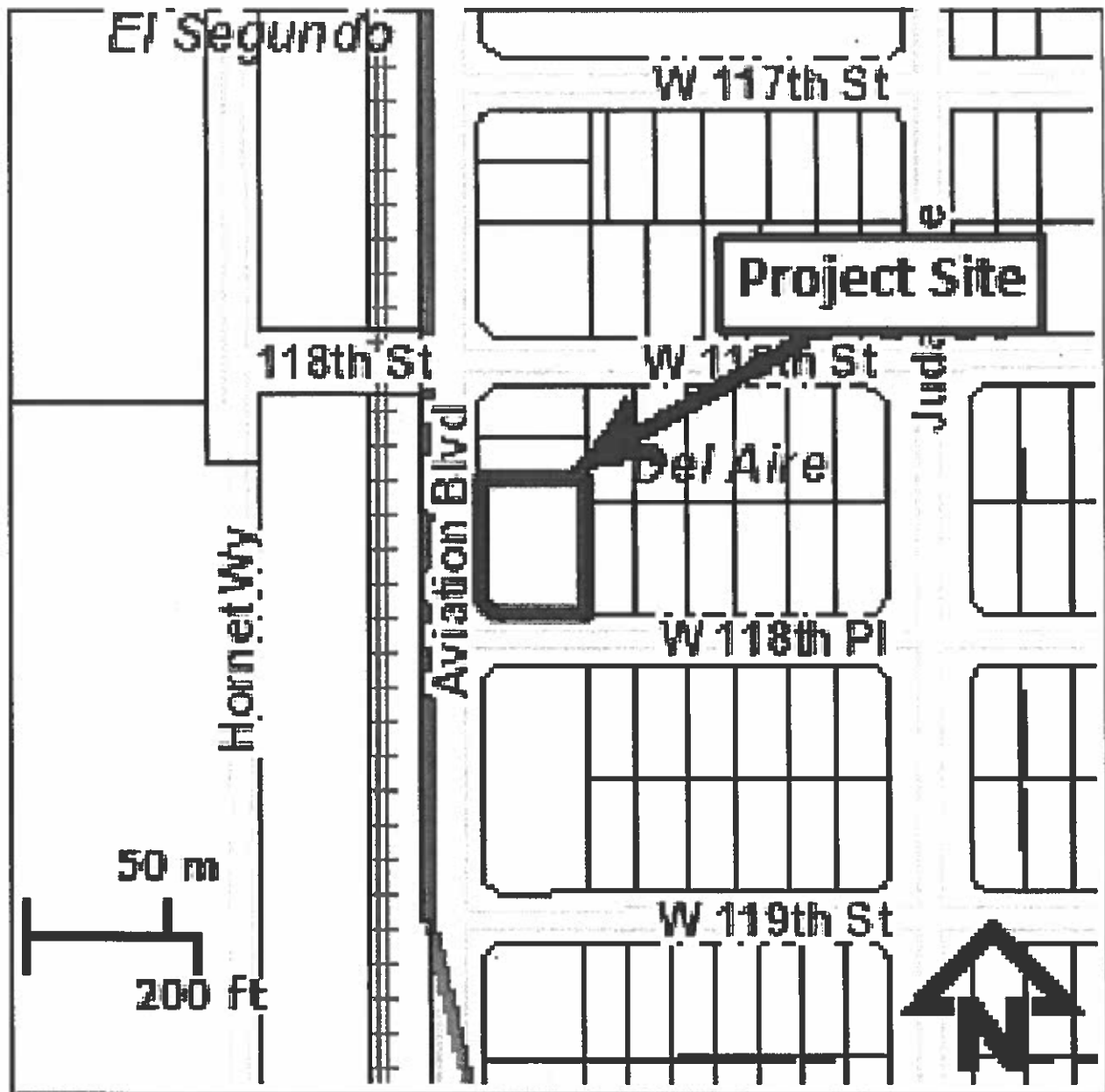
**Project Location:** 11814 Aviation Blvd. within the Del Aire Zoned District

**CEQA Public Review Period:** August 13, 2018 – September 12, 2018

**Project Description:** CUP for a new 60,054 square foot, 128-room hotel pursuant to Section 22.40.475 of the Los Angeles County Code.

For more information regarding this application, contact **Travis Seawards**, Los Angeles County Department of Regional Planning (DRP), 320 W. Temple St., Los Angeles, CA 90012. Telephone: (213) 974-6462, Fax: (213) 626-0434, E-mail: TSeawards@planning.lacounty.gov. Case materials are available online at <http://planning.lacounty.gov/case> or at Wiseburn Library, 5335 W. 135<sup>th</sup> St., Hawthorne, CA 90250. All correspondence received by DRP shall be considered a public record.

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days' notice. **Si necesita más información por favor llame al (213) 974-6466.**





Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**

2017-006569-(2)

**HEARING DATE**

September 12, 2018

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. RPPL2016001724

Environmental Assessment No. RPPL2017009862

# PROJECT SUMMARY

**OWNER / APPLICANT**

William Ashley, Inc.

**MAP/EXHIBIT DATE**

June 4, 2018

**PROJECT OVERVIEW**

The project is a request for a conditional use permit (CUP) to authorize the construction and operation of a new hotel. The project site is currently occupied by three existing structures that will be demolished. The new hotel will include six stories and 128 rooms for a total of 60,054 square feet. The new building footprint is 15,281 square feet and the project has a floor area ratio of 3.0.

The project site is located in the MXD (Mixed Use Development) Zone, which allows a 25% reduction in the required amount of parking spaces. The project is required to provide 64 parking spaces, and 48 spaces are provided at the ground level in a partially enclosed garage.

The applicant is requesting to modify the rear yard setback requirement through the CUP. Since the project site is adjacent to an R-1 (Single-Family Residence) Zone to the east, the MXD Zone requires a 15-foot rear yard setback, and no structures are allowed with the setbacks. The project proposes to enclose the parking garage area to minimize noise and air quality emissions from vehicles adjacent to the residential neighborhood to the east.

The project site is located approximately a quarter mile south of the Aviation Boulevard Green Line Metro Station off of Interstate 105, and a quarter mile southeast of the southern border of Los Angeles International Airport (LAX).

**LOCATION**

11814 Aviation Blvd., Del Aire

**ACCESS**

Proposed driveways off of Aviation Blvd. and 118<sup>th</sup> Place

**ASSESSORS PARCEL NUMBER(S)**

4140-004-039

**SITE AREA**

0.44 Acres

**GENERAL PLAN / LOCAL PLAN**

Los Angeles County General Plan

**ZONED DISTRICT**

Del Aire

**LAND USE DESIGNATION**

MU – Mixed Use

**ZONE**

Mixed Use Development (MXD)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

N/A

**ENVIRONMENTAL DETERMINATION (CEQA)**

Mitigated Negative Declaration

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.40 – Part 10 (Mixed Use Development Zone Development Standards)

**CASE PLANNER:**

Travis Seawards

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